

## DESIGN REVIEW BOARD PRELIMINARY AGENDA

(As of 10/15/15)

8:30 A.M. Tuesday, December 01, 2015 | CITY COMMISSION CHAMBERS

- I. ATTENDANCE
- II. APPROVAL OF AFTER ACTION
- III. CITY ATTORNEY UPDATES
- IV. REQUESTS FOR CONTINUANCES/WITHDRAWALS
- V. PROGRESS REPORT
- VI. REQUESTS FOR EXTENSIONS OF TIME

- A. DRB File No. 23039, **8421-7 Crespi Boulevard**. The applicant, Pierre Elmaleh, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval the construction of a new five-story, eighteen-unit residential building to replace a two-story multifamily residence and vacant site including variances.

**(ITEM WAS APPROVED AT THE JUNE 03, 2014 MEETING)**

- VII. APPLICATIONS FOR DESIGN REVIEW APPROVAL
  - A. MULTIFAMILY/COMMERCIAL/OTHER

- 1. PREVIOUSLY CONTINUED

- a. DRB FILE NO. 23194, **6800 Indian Creek Drive**. The applicant, 6800 Indian Creek, LLC is requesting Design Review approval for the construction of a new twelve-story (140' high) multi-family building on a vacant site, including a variance to eliminate the residential or commercial use requirement for all floors of a building containing parking spaces at the ground level along every facade facing a street.

**(ITEM WAS CONTINUED FROM OCTOBER 06, 2015)**

- b. FILE NO. 23190, **1000 West Avenue**. The applicant, Mirador 1000 Condominium Association, is requesting Design Review Approval for façade modifications of an existing sixteen-story building. Specifically, to replace existing concrete balcony railings on all sides of the building with glass railings.

**(ITEM WAS CONTINUED FROM: JUL. 07, 2015 | SEPT. 01, 2015 | OCT. 06, 2015)**

- 2. MODIFICATIONS

- a. DRB File No. 23103, **1111 Lincoln Road and 1666 Lenox Avenue**. The applicant, MBEACH1 LLLP, is requesting modifications to a previously issued Design Review Approval for a proposed new two-story mixed-use structure that included variances and the partial demolition of one floor of

office space in the existing eight-story office building to accommodate additional parking and restaurant space. Specifically, the applicant is proposing to construct an exterior open-air staircase along the existing eight-story office building.

- b. DRB File No. 23206, **4000 Alton Road**. The applicant, Talmudic University, is requesting modifications to a previously issued Design Review Approval for the construction of a new five-story addition to the front of the existing building for accessory uses, and a new eight-story detached multifamily building on the south side of the property. This project is proposed to take place in two (2) phases as a phased development project. Specifically, design modifications to the new five-story addition to the front of the existing building in order to increase the overall height of the structure.

### 3. NEW APPLICATIONS

- a. DRB File No. 23218, **1450 Lincoln Road**. The applicant, Ronald Stroia, is requesting Design Review Approval to reconstruct an existing projecting marine structure/deck located along the waterside of the property including a variance to reduce the required seaward side yard setback for a deck.
- b. DRB File No. 23212, **1787 Normandy Drive**. The applicant, Santina Bevilacqua, is requesting Design Review Approval for the construction of a new three-story multi-family building on a vacant lot including variances to reduce the front and rear setbacks for the building, to reduce the rear and side setbacks for parking, and to reduce the entry driveway and the interior two-way driveway width.
- c. DRB File No. 23221, **7645 Carlyle Avenue**. The applicant, Carlyle 77 Investments LLC, is requesting Design Review approval for the construction of a new three-story six-unit townhome project on a vacant parcel including variances from the minimum lot size area requirements, to reduce the required front, side facing a street, sum of the sides and rear pedestal setbacks, to exceed the maximum allowed projection into the front and side facing a street yards, and to exceed the maximum height for stair railings facing a street. This item will also require a Conditional Use (mechanical parking) application to be reviewed and approved by the Planning Board.

## B. SINGLE FAMILY HOMES

- 1. PREVIOUSLY CONTINUED
- 2. MODIFICATIONS
- 3. NEW APPLICATIONS

- a. DRB File No. 23222, **4530 Alton Road**. The applicant, Arghouse 1 LLC, is requesting Design Review approval for the construction of a new two-story single-family home to replace an existing pre-1942 architecturally significant one-story single-family home.

- b. DRB File No. 23223, **2900 Prairie Avenue**. The applicants, Eyal Weinstein and Gabriela Oliwkowicz Weinstein, are requesting Design Review approval for the construction of a new two-story single-family home to replace an existing pre-1942 architecturally significant two-story single family home.
- c. DRB File No. 23225, **6051 North Bay Road**. The applicants, Dennis Carson and Deena Butter, are requesting Design Review approval for the construction of a new two-story home to replace an existing pre-1942 architecturally significant two-story home.
- d. DRB File No. 23224, **44 Star Island Drive**. The applicant, Shay Kostiner, is requesting Design Review Approval for the construction of a new two-story single-family home to replace an existing pre-1942 architecturally significant two-story home.

#### **VIII. FUTURE MEETING DATE REMINDER**

Tuesday, January 05, 2017 @ 8:30 am

#### **IX. ADJOURNMENT**

These applications have been filed with the Planning Department for review by the Design Review Board, pursuant to Section 118-252, and Section 118-71 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

*To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).*